

CS No. 12896

DOCT. No.

12869/2007

Act No 13242

भारतीय गैर न्यायिक

पचास  
रुपये

रु. 50

FIFTY  
RUPEES

Rs. 50

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

G. Padma Sree

C 033168

G. PADMASREE

STAMP VENDOR L. No. 28/2007

5-100/2, Balaji Nagar Colony,

Nagar (V) Keesara (M) R. R. Dist.

Under S.R.O. Shamirpet.

4837 - 20/11/2007 Rs. 50/-

G. Venkatesh

Date: 20/11/2007

Whom: Mehta &amp; Modi Homes.

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 22<sup>nd</sup> day of November 2007 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-1-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 37 years, Occupation: Business and Mr. Suresh U. Mehta, S/o. Late Sri Uttamlal Mehta, aged about 57 years, Occupation: Business., hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

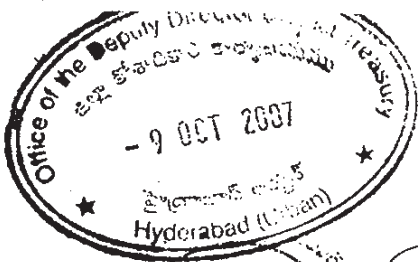
MRS. V. RAJESWARI, WIFE OF MR. V. NAGESWARA RAO, aged about 65 years, residing at 303, Pinnacle Pride Apartments, Umanagar 1<sup>st</sup> Street, Begumpet, Hyderabad - 500 016, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

V. Rajeswari

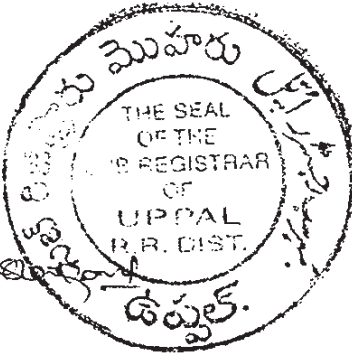


1 వ పుస్తకము/21.11.2007/సర్దిగా  
 దత్తవేబాల మొత్తం కాగితము  
 సంఖ్య...ఈ...కాగితపు వరుస  
 సంఖ్య.../.....

192...వ సం...నవంబరు...22...  
 192...శా...మొదటి...సం.../...తేది  
 పగలు...3...గంటల మధ్య  
 ఉన్నది...

పబ్-రిజిస్ట్రారు

శ్రీ K. Prabhakar Reddy...  
 రిజిస్ట్రారు...2008 లోని సెక్షన్ 32 ఎ/ను  
 అనుసరించి...సాబోగ్రాఫులు  
 మొత్తం...నావా చాఖలుచేసి  
 1000...చెల్లించినారు.  
 760038...రాజ్ కుమార్  
 SRO, Uppal Branch Sec'bad



చౌస యిచ్చినట్లు ఒప్పుకోస్తున్నది  
 ఎడమ బ్రాటనవేసు

రాజ్ కుమార్

K. Prabhakar Reddy, S/o. Mr.K.P.Reddy, Occupation: Service,  
 (O). 5-4-187/3 & 4, 3rd, Floor, Saham Mansion, M.G.Road, Secunderabad  
 Attested GPA, through General Power of Attorney, Vide Doc. No. 201/11/2006  
 Registered at SRO, Uppal, Ranga Reddy District

మొదటిసారి

V. Nageswara Rao

W/o. V. Nageswara Rao  
 R/o. 303, Pinnacle Pride Apts,  
 Umanagar 1st Street, Begumpet. Hyderabad.

రూపించినది.

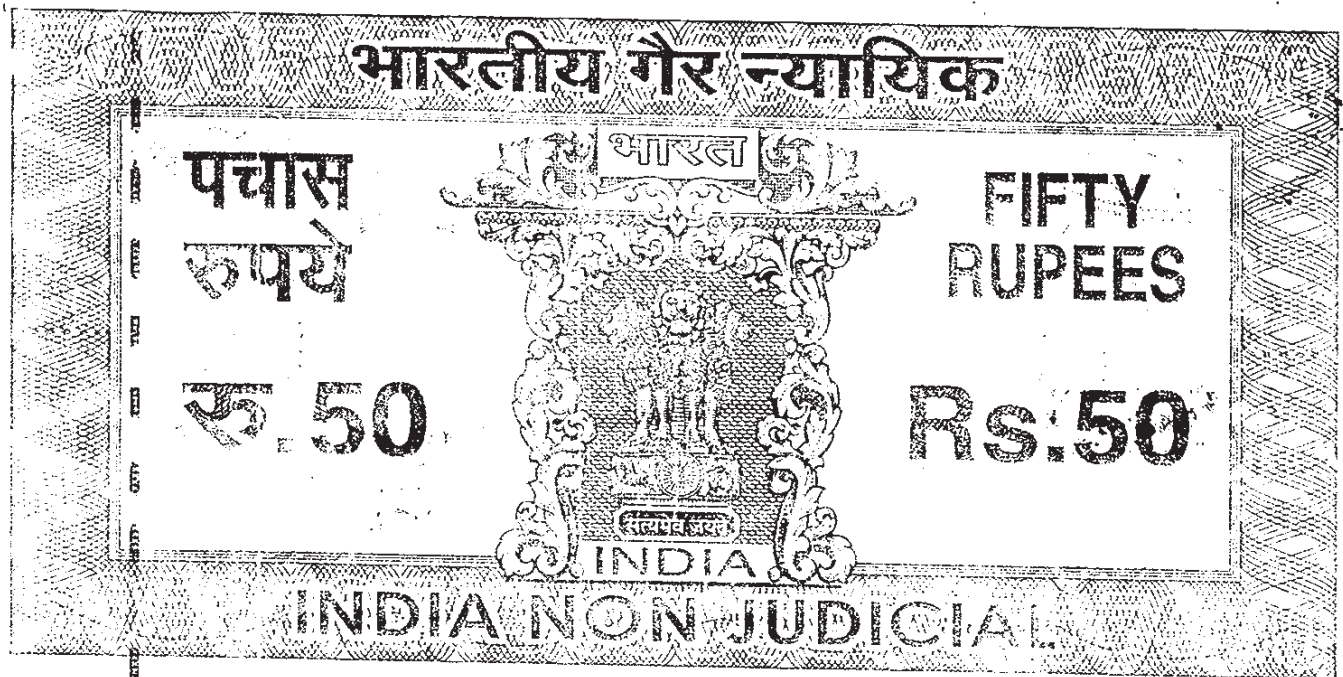
మునుపటి

P. Thakur Prasad S/o. Ramamurthy Rao  
 R/o. Plot No. 71, Silver Oak Bungalows - Phase - I, - Sy. No. 35 to 36  
 Cherlapally, Hyderabad

Kiran S/o. Rama Rao Occ: Services, R/o. 101,  
 Sri Sai Apts. Begole & Road, Hyderabad

200...శ.సం...నవంబరు...22...తేది  
 192...శా...మొదటి...సం.../...తేది

పబ్-రిజిస్ట్రారు



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

G. Padma Sree

G. PADMASREE

073169

STAMP VENDOR L. 20/2007

5-123/2, Balaji Nagar, Chay.

Nagarani (V) Keesara (M) R. R. Dist.

Under S.R.O. Shamirpet.

4338 20/11/2007 Rs. 50/-  
G. Padma Sree  
S.O. No. 11/07  
For Whom Mehta & Modi Homes

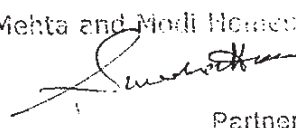
WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 30<sup>th</sup> November 2006 for purchase of a bungalow along with an identifiable plot of land (plot no. 258 & 259) in the project known as Silver Oak Bungalows (Phase-II), situated at Sy. No. 291, Cherlapally, Hyderabad. As per the terms and conditions of the said agreement of sale, the Buyer has agreed to pay development charges on land to the Builder at the time of registration of the Sale Deed, along with the consideration mentioned in the sale deed.
- B) The Buyer has purchased plot of land bearing plot no. 258 & 259 admeasuring about 372 and 370 Sq. Yds., respectively (total admeasuring about 742 Sq. yds.) under a Sale Deed dated 22.11.2007 registered as document no. 12868/07 in the Office of the Sub-Registrar, Uppal, R. R. District. This Sale Deed was executed subject to the condition that the Buyer shall pay the development charges on land for the development of land by laying of roads, drainage lines, electrical lines, water lines, development of parks and other developments as per the rules of HUDA.

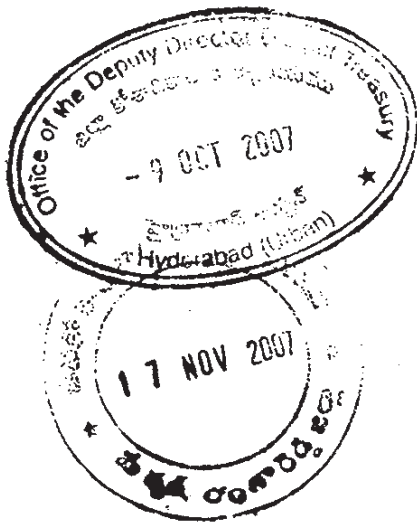
For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

  
Page 2



1 వ పుస్తకముదిరిగి... సంగ్రహ  
దస్త్రీకాల మొత్తం కాగితముల  
సంగ్రహ... ఈ కాగితపు వరుస  
పంక్తి... 2.....

పబ్-రిజిస్ట్రారు

Assent Under Section 42 of Act II of 1894  
No. 12869 of 2007 Date 22/11/07

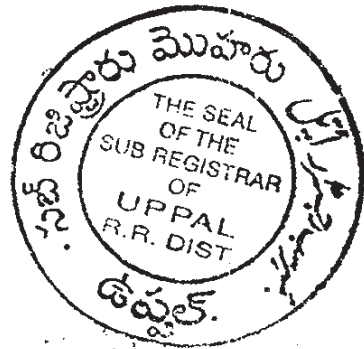
I hereby certify that the proper deficit  
stamp duty of Rs. 198.00 Rupees... nineteen thousand  
nine hundred Rupees only  
has been levied... of this instrument  
from Sri. K. rethaka Reddy  
on the basis of the agreed Market Value  
consideration of Rs. 3442000 being  
higher than the consideration agreed Market  
Value.

R.O. Uppal  
sted 22/11/07 and Collector U/S 41 &  
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 198.00 towards Stamp Duty  
including Transfer duty and Rs. 1000.  
towards Registration Fee was paid by the party  
through Challan Receipt Number 76038  
Dated 22/11/07 at SBH Habisiguda Branch, Sec'bad

Habisiguda  
A/c No. 01000059700  
of S.R.O. Uppal



- (C) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the payment of development charges and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 34.42.000/- (Rupees Thirty Four Lakhs Forty Two Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The buyer has already paid an amount of Rs. 33,67,000/- (Rupees Thirty Three Lakhs Sixty Seven Thousand Only) before entering into this agreement which the Builder admitted and acknowledged the receipt of said consideration
3. The Buyer shall pay to the Builder the balance amount for development charges of Rs. 75,000/- (Rupees Seventy Five Thousand Only) on or before within 7 days of casting of 1<sup>st</sup> slab.
4. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
5. That the Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
6. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the bungalow under this agreement, or the sale deed, and/or the agreement for construction.
7. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
8. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
9. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

For Mehta and Modi Homes

for Mehta and Modi Hotels

  
Partner

Partner

For Mehta and Mittal (1993)

*Imkathand*

Partner

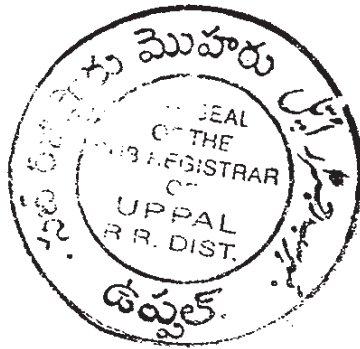
V. V. Watson  
Page 3

1 వ పుస్తకము 12865/07  
 దఫా నెంబరు 12865  
 గుర్తింపు నెంబరు 200  
 2007

పబ్-రిజిస్ట్రారు

1 వ పుస్తకము 12865/07  
 నెంబరుగా రిజిస్ట్రారు చేయబడి స్వాసింగు నిమిత్తం  
 గుర్తింపు నెంబరు 12865-200  
 2007

రిజిస్ట్రారింగు అధికారి



10. Stamp duty and Registration amount of Rs. 21,000/- is paid by way of challan No. 760038, dated 21.11.2007, drawn on SBH, Habsiguda, Hyderabad.

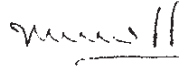
### SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot Nos. 258 & 259 admeasuring about 372 and 370 sq. yds., respectively (total admeasuring about 742 Sq. yds.) forming part of Sy. No. 291, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, bounded on:

|       |                                |
|-------|--------------------------------|
| North | 40' wide road                  |
| South | Compound wall & 100' wide road |
| East  | Plot No. 260                   |
| West  | Plot No. 257                   |

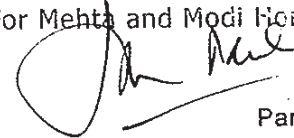
IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

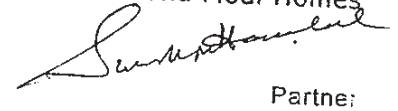
2. 

For Mehta and Modi Homes

  
Partner

(Soham Modi)  
BUILDER

For Mehta and Modi Homes

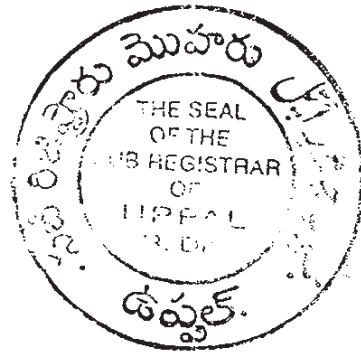
  
Partner:

(Suresh U. Mehta)  
BUILDER

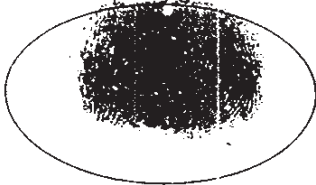
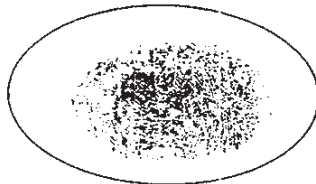
  
BUYER.

ప పుస్తకము ది. 3. 12. 1981 నా  
మేరకు కాగితము  
ది. 3. 12. 1981 కాగితపు వరుస  
4

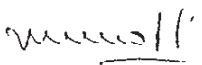
సబ్-రజిస్ట్రారు



# **PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.**

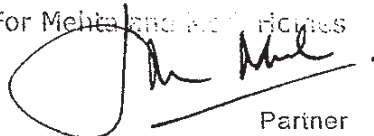
| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB)                                            | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE                                        | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER                                                                                                                                          |
|--------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |    |    | <u>BUILDER:</u><br>M/S. MEHTA & MODI HOMES<br>HAVING ITS OFFICE AT 5-4-187/3 & 4<br>III FLOOR, SOHAM MANSION<br>M. G. ROAD, SECUNDERABAD<br>REP. BY ITS PARTNERS<br>1. MR. SOHAM MODI<br>S/O. MR. SATISH MODI |
|        |    |    | 2. MR. SURESH U. MEHTA<br>S/O. LATE UTTAMLAL MEHTA<br>(O). 5-4-187/3 & 4, III FLOOR<br>SOHAM MANSION, M. G. ROAD<br>SECUNDERABAD - 500 003                                                                    |
|        |  |   | <u>GPA FOR PRESENTING DOCUMENTS:</u><br>MR. K. PRABHAKAR REDDY<br>S/O. MR. K. PADMA REDDY<br>(O). 5-4-187/3 & 4<br>III FLOOR, SOHAM MANSION<br>M. G. ROAD, SECUNDERABAD - 500 003.                            |
|        |  |  | <u>BUYER:</u><br>MRS. V. RAJESWARI<br>W/O. MR. V. NAGESWARA RAO<br>R/O. 303<br>PINNACLE PRIDE APARTMENTS<br>UMANAGAR 1 <sup>ST</sup> STREET<br>BEGUMPET<br>HYDERABAD - 500 016.                               |

**SIGNATURE OF WITNESSES:**

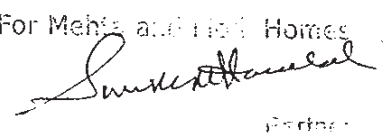
1. 

2. 

For Mehta and Modi Homes

  
Partner

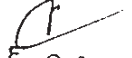
For Mehta and Modi Homes

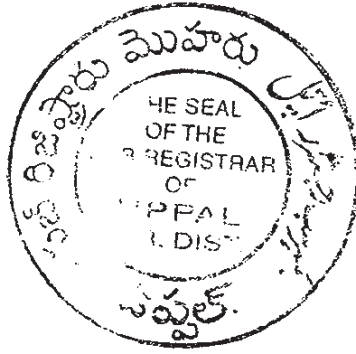
  
Partner

**SIGNATURE OF THE EXECUTANTS**



1 వ పుస్తకము 24.6.91 నుండి  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... రీ... ఈ కాగితపు వరుస  
సంఖ్య... క...

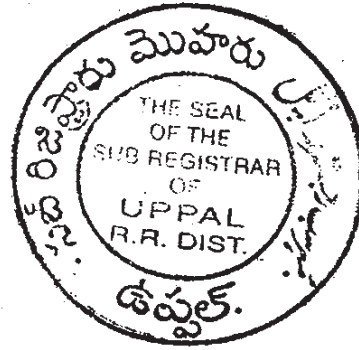
  
సబ్-రిజిస్ట్రారు





1 వ పుస్తకము రిజిస్ట్రేషన్  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య.....

సబ్-రిజిస్ట్రారు



# INDIAN UNION DRIVING LICENCE ANDHRA PRADESH



DRIVING LICENCE  
DLDAPO11193822042  
PRABHAKAR REDDY K  
K PADMA REDDY  
2-3-64/10/24  
JAISWAL GARDEN  
AMBERPET  
HYDERABAD

AT 2002 OCT 10 11:00 AM  
Issuing Authority  
HYDERABAD



यह एक वैध भारतीय ड्राइविंग लाइसेंस है। इसमें प्रभावकार रेड्डी के नाम पर, जो एक सड़क परिवहन वाहन चालक है, का उल्लेख है। यह लाइसेंस 2-3-64/10/24 दिनांक पर जारी किया गया है। यह लाइसेंस जयशवाल गार्डन, अम्बरपेट, हैदराबाद में जारी किया गया है।

THESE ARE THE VALID INDIAN DRIVING LICENCES IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THINGS BEING IN ACCORDANCE TO ALLOW THE BEARING TO PASS THE TESTS IN THE INDIAN DRIVING LICENCE AND TO ALLOW HIM TO DRIVE ANY VEHICLE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से जारी यह  
DRIVING LICENCE OF INDIA



अधीक्षक/आयुक्त प्रशासन  
पासपोर्ट कार्यालय, हैदराबाद  
Passport Office, Hyderabad.

परम स्थायी / PERMANENT ACCOUNT NUMBER  
ABMPM6725H  
श्री नाम / SOHAM SATISH MODI  
पिता या पिता के नाम / FATHER'S NAME  
SATISH MANILAL MODI  
जन्म तिथि / DATE OF BIRTH  
10-10-1969

कमिशनर, आंध्र प्रदेश  
आंध्र प्रदेश सरकार  
आंध्र प्रदेश सरकार  
आंध्र प्रदेश सरकार

भारत गणराज्य REPUBLIC OF INDIA

IND. B2791005

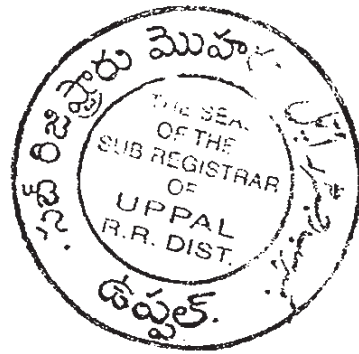
नाम / Given Name  
SOHAM SATISH MODI  
पिता / Nationality  
INDIAN  
पिता का जन्म स्थान / Place of Birth  
MUMBAI (MS)  
जन्म तिथि / Date of Birth  
10-10-1969  
जन्म स्थान / Place of Issue  
HYDERABAD  
जन्म तिथि / Date of Issue  
9-10-2000  
वैधता की अवधि / Validity  
8-10-2010

For Mehta and Modi Homes  
Partner

For Mehta and Modi Homes  
Partner

వ పుస్తకము. 28.6.1907  
మొదలు మొదలు కాగితము  
... కాగితపు వరుస  
... 6 ...

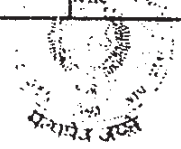
  
పబ్-రిజిస్ట్రారు





**Family Members Details**

| S.No | Name      | Relation | Date of Birth | Age |
|------|-----------|----------|---------------|-----|
| 2    | Rajeswari | Wife     | 07/08/42      | 64  |

  
  
 V. Venkateswara Rao  
 నామినేట్ సంతకం/తెలిపింపు  
 04/02/2006  
 జనకవేణు శర్మ  
 డి.ఎస్.ఆర్. / 2 ఎస్.ఆర్.

**HOUSEHOLD CARD**

Card No : PAP16-772200067  
 F.P Shop No : 722  
 పేరు : వల్లూరు నాగేశ్వర రావు  
 Name of Head of Household : Valluru Nageswara Rao  
 తండ్రి/భర్త పేరు : లేట్-వేంకటరావు  
 Father/ Husband name : Late Venkatarah  
 పుట్టినతేదీ/Date of Birth : 17/07/1936  
 వయస్సు/Age : 70  
 వృత్తి /Occupation : Retired Employee  
 ఇంటి.నెం./House No. : 6-3-1219/1/6/1/303  
 వీధి /Street : UMA NAGAR ROADNO 1  
 Colony : BEGUMPET  
 Ward : వార్డ్ 6  
 Circle : వర్క్ 7  
 జిల్లా /District : హైదరాబాద్ / Hyderabad  
 Annual Income (Rs.) : 110.000  
 LPG Consumer No. (1) : 782 (Double )  
 LPG Dealer Name (1) : Sama Enterprises,BPC  
 LPG Consumer No. (2) : /  
 LPG Dealer Name (2) :  


V. Venkateswara Rao

12.8.69/సర్ది  
కాగితము  
కాగితపు వరుస  
నంబరు 7

సబ్-రిజిస్ట్రారు

